

**CITY OF TAKOMA PARK, MARYLAND  
(ADOPTED 12/13/04)**

**PRESENTATION & WORKSESSION  
OF THE CITY COUNCIL**

**Monday, March 1, 2004**

**OFFICIALS PRESENT:**

Mayor Porter	City Manager Finn
Councilmember Austin-Lane	Assistant City Clerk Carpenter
Councilmember Barry	ECD Director Daines
Councilmember Elrich	Code Enforcement Specialist Ciccone
Councilmember Mizeur	Public Works Director Lott
Councilmember Seamens	Public Works Deputy Director Braithwaite
Councilmember Williams	Assistant City Attorney Perlman

The City Council convened at 7:38 p.m. in the Council Chambers of the Municipal Building, 7500 Maple Avenue, Takoma Park, Maryland

**COUNCIL COMMENTS**

Councilmember Seamens announced that he would again be providing transportation to the polls for the March 2 primary election.

**PUBLIC COMMENTS**

Andy Kelemen spoke in favor of the traffic committee and presented a letter from the PSCAC. He said he would like to keep the name "Safe Roadways." In order to maintain coordination from PSCAC, he would like at least one member of the new committee to come from the PSCAC. Larry Rubin has volunteered to chair, recruit, and undertake its organization.

Mayor Porter said that we will ask the City manager to send the points to staff member Rob Inerfeld.

Larry Rubin added, we all know this is a central issue. This idea comes from the committee's report.

Jane Lawrence commented that when looking at the totality, the City should resist the temptation to put in place City enforcement for private stormwater. We are not in a fiscal position to do this.

She also noted that she sent an e-mail to Al Lott. Said she thinks we're dramatically in a

different place than last year. When you look at the information provided in the street report – the 7700 block of my street, for example, is listed as fair; the two segments north of me are rated very poor; the block south of me is rated poor. There was no core sample in the 900 feet that went from the sample above and below me. If you go with an option to delay reconstruction of fair streets, you may be missing decay.

Councilmember Austin-Lane arrived at 7:45.

Eric Schulman spoke about Ward 6 infrastructure. The service drive on New Hampshire Ave is listed as poor and very poor. We were always told that it is State Highway's road and there is no funding to repair. I see that on Philadelphia Avenue they got sidewalks. I'm here asking again for a new sidewalk, in particular, where the Meals on Wheels program is located.

I would like to see an enterprise zone on New Hampshire Avenue. We hope we can get the kind of follow-up the Carroll Avenue Streetscape follow-up had.

Sligo Creek Park and Becca Lilly Park are lacking trash cans. Do we know how that issue is going to be resolved? Finally, the streambank rehabilitation project in Longbranch Park. No one knows what is being done here. We would like some kind of community meeting to learn what is going on.

## **PRESENTATION**

### **1. Update from County Councilmember Tom Perez**

Mayor Porter commented that Montgomery County Councilmember Perez has committed to come periodically to update the City Council. It has been very helpful.

County Councilmember Tom Perez spoke. The budget is prominent in people's minds. On March 15 the County Executive will submit his budget to the County Council. I do feel cautiously optimistic that we will have \$750,000 in that budget for the Community Center. I know you are working on the bond bills and other sources of revenue. I will continue to work on this. We are trying to close a \$200 million gap. This year is worse than last year. We grew over-reliant on capital gains revenue. One percent of all capital gains revenue in the nation was in Montgomery County.

Councilmember Elrich arrived at 7:50.

Mr. Perez continued to give details on the budget constraints faced by the County.

The carry-in carry out trash program was put into place in December 2002 as a pilot, and was implemented fully last year. The rationale was to save money. The theory is you will eventually adjust, and save money. In a preliminary review, Sligo Creek Park is a dismal failure. It is not cost effective and raises environmental issues. You have to acknowledge error.

Councilmembers Leventhal and Dennis, and I, introduced legislation to modify the program, to reintroduce cans in areas within 100 yards of streams – Sligo Creek, Rock Creek, and Long Branch primarily. I don't know if it will be passed. It won't address all your concerns, but gets at a number of them. That will be heard hopefully in the next month. I hope people will contact County Council members.

Mayor Porter responded that we will get information out to people on this.

Ms. Austin-Lane noted that last Friday she had a walk through in the Old Town area with Derick Berlage. The trash was under control, but play equipment does need to be replaced in Westmoreland Park. The pilot is only as good as how pure it is. We are picking up the trash in Westmoreland Park.

Mr. Williams stated that this ends up as is an unfunded mandate from the County to the City. If that is not factored into the pilot, then it is not a good test. If we do pick up the trash, we should get credit or reimbursed. And if we don't pick up the trash, then no one does.

Mr. Perez said he agrees, this is the beginning of a dialogue on this issue. The urban parks are a different kettle of fish. There are more rural parks in Montgomery County, where this can work.

Mr. Williams said, as we get later in the pilot, we want to get timely input into the evaluation of the pilot program.

Mayor Porter added, we are interested in working with you.

Mr. Perez announced that on March 10, there will be a business roundtable in Takoma Park. We have businesses happy about what is going on in Silver Spring, but concerned. We hope to have County officials here to talk about business incubators, and I would welcome your ideas and participation.

Mr. Seamens recommended that Councilmember Perez reach out to business owners on New Hampshire Avenue, and perhaps the Prince George's ones as well.

Mr. Perez spoke on the Washington Adventist Hospital Expansion and mentioned that he has participated in meetings with the County Executive, stakeholders, and the hospital. We're searching for a win-win situation, where we identify a site for the proposed office building to provide an anchor for Long Branch, and simultaneously to reduce the density here. We're dealing with difficult financial circumstances. On the County Council there is strong support for Long Branch revitalization, and for the concerns that the community has expressed. Finding a site is step one. I keep focusing on Flower and Piney Branch. The Long Branch Task Force has been working hard, and they need a victory. We'll continue to keep all of you posted. Feel free to call me anytime if you have any questions. There is a recognition at the County level that this could be a good situation for the community.

Ms. Mizeur asked if a County funded parking district might be an available option there? This idea has come up in our discussions.

Mr. Perez responded that is conceivable. Parking is an issue.

Mr. Elrich said he would like to see the County do an economic development study on New Hampshire Avenue. There is much drive-by traffic. This is a logical place to seek out some development. Also, Marjack-Meyers may be putting up self storage on that site. This does let us know that building and that land is available for redevelopment. That ought to be pursued, in case we can't do something in Long Branch. I have a lot of interest in seeing what could be done on the Marjack's site. There is a lot of space there.

Mr. Perez said I've had this discussion about New Hampshire all the way up to White Oak. There is a lot of economic development potential. As it relates to the crossroads, one of the items that was not included in the budget was the transit center, that was taken out because of the inter-jurisdictional challenge. I'm going to be offering an amendment to put it back in. I would like to resurrect that working group, so that we can start planning. One of the big problems is where do you put the site. You put the site where it best serves the community, whether it is in Prince George's or Montgomery County. The transit center doesn't depend on the development of the Purple Line. The center would still be helpful for pedestrian safety and economic development.

Mayor Porter said the inter-jurisdictional task force is starting up again.

Mr. Barry noted that the County had been in negotiations with the shopping center, but these were broken off. The second need there involves the whole array of day laborers, public inebriation, social issues. SHA talking about a make-over of that area. Can you comment?

Tom Perez said we did an event on pedestrian safety 10 days ago; the Crossroads is the third most dangerous intersection in Montgomery County. The transit center is very much related to that. Education is also a big part of it. CASA has finally signed a lease to take over the McCormick Mansion. \$5 million in repairs is needed. It will become an epicenter for activity. Other nonprofits will be going there and it will be good for the community. I would like to see a health clinic there. The employment and training center would remain on University Boulevard. As we both said, we need to address the underlying issues. I think there is an emerging plan and consensus.

Mr. Williams said, let's not lose sight of our need for economic development help for all of New Hampshire Avenue. There are other issues as you head toward the DC line. A comprehensive look at the whole thing would be very helpful.

Tom Perez added, this is a good time to be doing this. People up and down the corridor see what's happening in Silver Spring.

Mr. Seamens asked about the resource center in the mansion. Will it provide services for all groups, not just the Hispanic community?

Tom Perez responded that CASA has already become multiethnic. They serve a large population of African immigrants. I anticipate a dozen nonprofits in that facility. There will be some real partnerships because of the emerging demographic. This will allow a lot of sharing of ideas.

Councilmember Austin-Lane asked what the County Council is thinking about the paper trail for voting machines and the ballot issue.

Tom Perez replied that the Management and Fiscal Policy Committee has reviewed it. I am concerned about the potential debacle. I have been told they have sufficient fail-safes. I continue to be concerned and will monitor.

Ms. Austin-Lane brought up the DC water quality issue. Given that we're so close to the District of Columbia, should the City of Takoma Park be looking into the problem of lead in drinking water?

Mr. Perez responded that the Transportation and Environment Committee, on which he serves, has asked WSSC what assurances we can give our residents that we do not also have a problem. WSSC has done a good job and has made a substantial capital investment in infrastructure. I think there are a number of failsafes in place. I have no concern; WSSC tests on a regular basis.

Councilmember Seamens asked, is there an overlap of service where some Montgomery County residents are served by DC Water?

Mr. Perez said, I am not aware of any addresses in this area not served by WSSC. I am already in touch with John Griffin at WSSC, and will contact him on behalf of the city.

Councilmember Mizeur brought up the subject of prescription drug importation from Canada. Can you give us a thumbnail? Is there an opportunity to participate as a municipality?

Tom Perez replied we are looking at a program where you identify the maintenance drugs. We can assure safety doing this. This Canadian trade has proven safe. The legal issue is tricky, only because of politics. There are NAFTA concerns. There are FDA issues. If it is so illegal, why haven't they sued the City of Springfield? I would encourage the City to figure out a way to piggyback on this effort.

Councilmember Barry raised the subject of liquor licenses. Several have been pulled in this area. I'd like to know what we can do. In the face of citizen complaints, how can we tighten this up?

Tom Perez recommended dealing with the new commissioners, and use it as an opportunity to educate them. It's a squeaky wheel issue. It takes time, but you have to make sure your

concerns are heard.

Councilmember Perez finished his remarks and left the meeting at 8:42 p.m.

## **WORKSESSION**

### **2. Quarterly Report - Rental Housing Licensing and Inspections**

Sara Daines and Margie Ciccone, City staff members, gave the report.

Mayor Porter shared that she was impressed with the quality of information provided on these agenda items.

Ms. Daines introduced Rob Dejter, Field Supervisor with Montgomery County and Margie Ciccone, overseeing the Takoma Park Code Enforcement Division. Margie oversees our contract with Montgomery County.

Ms. Daines said the units were broken down by ward. Ward 3 has a high number of rental units, many licensed facilities in single family. Ward 4 has larger buildings. 4,500 licensed rental units in 578 buildings.

Last August, we changed the ordinance and required that all landlords be certified. We've conducted 7 seminars and certified 171 people. Some people just can't make it to the seminar. For them, we've developed a 60 question exam. 21 have passed, so we have 192 certified landlords or property agents. Some individuals seek certification in anticipation of becoming landlords or agents. We now hold one seminar per month.

Overall, Montgomery County HCA has conducted 404 initial licensing inspections and complaint inspections. They have condemned 3 rental facilities, 2 remain condemned. The last area in the report is general property maintenance code activity. This is the work we've done in-house. 72 general property maintenance complaints, commercial, single family, broken down by ward and property address. If you cannot access the ACTION complaints, I can distribute them to you. Three are actually going to court, in the middle of March. Margie has closed out 32 complaints received in the past three months. We did some minor condemnations as a result of Hurricane Isabelle.

Councilmember Elrich complimented staff. He said he appreciated the depth of the report. How long will it take to get everything on track and in the cycle?

Rob Dejter replied that Linda Bird could better answer. Typically, the second go-round was easier, faster, cleaner. The second go-round finds fewer violations on inspection.

Ms. Daines said they were meeting on a monthly basis. In talking to Linda, the areas with high concentrations of apartment buildings are being focused on. Once finished, the more isolated

and scattered units will be inspected.

Mr. Elrich asked about Roanoke Avenue.

Rob Dejter we have been on Roanoke and also on Lee since this report.

Mr. Elrich asked how long does it take to abate violations?

Rob Dejter replied, once we enter the information, there is a 30 day notice to correct. With cold weather, we have given extensions for exterior work but our policy is generally not to extend. We've issued a large number of citations in the last few weeks. If the owner has signed a bonafide contract with a contractor, we will often extend for that sort of thing. We're seeing a lot of air conditioners that were not properly wired.

Mr. Elrich asked how do tenants let you know what they want you to look for?

Rob Dejter said it gets difficult. It is best to do the inspection without the property manager or owner present. When we knock on doors in large properties, we often get into a number of units.

Mr. Elrich asked if there is advance notice?

Mr. Dejter said yes. We send out cards. The inspector's name is given, along with a phone number where they can call in to reschedule if necessary.

Mr. Seamens emphasized the importance of the intimidation and fear some of these residents have. They fear being thrown out of their homes. Confidentiality of complaints is important, as is the ability to receive anonymous complaints.

Mr. Dejter confirmed that they do this. With respect to complaints by tenants, those are the opportunities to go in without the property owner present. We are sensitive to the concerns. Anonymity is paramount.

Mr. Seamens complimented Mr. Dejter on the level of service being provided to the city. He said he too appreciated staff's report. Mr. Seamens asked Ms. Daines, how many different unique landlords do we have in Takoma Park?

Ms. Daines responded that we will include that information the next time.

Mr. Seamens asked how many remain to be certified?

Ms. Daines replied, licenses are not issued without certification, and other criteria which must be met.

Ms. Austin-Lane added, I am hearing positive comments from tenants who have been inspected.

There have been mixed reviews of the certification program. The people in an accessory apartment are in the same program as those who manage a high rise.

Ms. Daines said that most feedback is positive. The challenge is that the rent stabilization program does not apply to everyone equally. The program includes 15 minutes that may not apply to one-third of the people attending. We have talked about doing it in two scenarios, but haven't come up with a way that makes sense. Much of the program applies to everyone. That is the primary critique that we have gotten. We don't have a plan to change it.

They also have the option to take the exam, open book, on very section specific information. It takes some time, and you have to read the ordinance. Everyone gets the same information. Most people have opted to take the seminar.

Ms. Austin-Lane commented that many people have the perception that the County has taken over our whole program. Have we done public education?

Ms. Daines referred to the article in the newsletter, information on the City notice board, and a letter sent to everyone in October. The only thing turned over to the County is the rental inspection for licenses and complaints.

Ms. Austin-Lane raised the situation at 505 Tulip and noted that it was a serious problem. She said she feels it is unresolved with the neighbors, who witnessed the eviction. Not much notice was given to the tenants, no liaison was present for the tenants. The neighbors have a negative impression. I would appreciate some closure to this. A letter to the neighbors saying what we'll do in the future to prevent this type of situation.

Ms. Daines observed that the challenge is that the condemnation usually needs to be done right there and then. In this case, because of the frailties of the tenants, we worked over a series of days. From my perspective, we did a very good job. The County Crisis Center was there. A representative from the Landlord Tenant Office was there. The Councilmember was notified within a half hour of our need to do this.

Ms. Austin-Lane commented that our Police Department set up a line that couldn't be crossed.

Rob DeJter said, I was the inspector. It was among the worst properties I had ever seen. I could not allow them to stay there overnight after what I saw. There were roaches, mice, and egress issues. We had staff there from the crisis center, social workers. After the fact, we did everything we could to see that they were all accommodated. I agree there can always be improvements.

Ms. Austin-Lane said we had not done a good job of keeping track of this property. I still have residents who live next door who were very upset by what happened. I have yet to get an explanation for how the City responded. Public relations were really poor.



Mr. Dejter stated, we thought we had accounted for everyone. There were more people there than we knew about. It was a highly unusual situation.

Ms. Ciccone added, there was a whole group of social workers and a registered nurse, one per what they thought were the number of people in each unit. I was there until 6:30 p.m.

Mr. Williams said the information in the report is very helpful. I feel like I have a grasp of the particular issues.

Ms. Mizeur also complimented Ms. Daines for her work in preparation for the meeting.

Ms. Daines concluded that the next update is scheduled for June. This has been a wonderful relationship with Montgomery County. We have a ways to go, but it has gone very smoothly.

## **BREAK**

Council recessed for a scheduled break at 9:21 p.m. They reconvened at 9:36 p.m.

### **3. Stormwater Drainage.**

Public Works Director Al Lott and Assistant City Attorney Linds Perlman were present for the discussion.

Ms. Perlman started with the language proposed, and the estimates about cost. What is Council's policy direction?

Mr. Elrich asked, if this is enforced in Montgomery County as a public nuisance, why can't they enforce it for us?

Ms. Perlman replied, we've adopted their property maintenance code.

Ms. Austin-Lane asked, if we rescinded all of our ordinance except for requiring more frequent maintenance, would that make a difference? What can we do to make the County enforce this?

Ms. Perlman said that if we did not have a property maintenance code, the County would enforce it by default. We do single family complaints, exterior, commercial areas; the County only handles rental housing license and complaint inspection.

Mayor Porter commented that most of the specific complaints that I've heard would not be addressed by the County Code anyway. They only deal with problems where there has been a change in the last year.

Mr. Elrich disagreed.

Ms. Porter continued, there are two kinds of problems. We already have a code inspector; we could deal with simple problems on our own. When it is clear what the problem is coming from, we could write an infraction, if we have a legal basis for doing it. The more complicated issues are a problem. The County seems to punt on these more complicated problems.

If we don't hire a stormwater engineer, and only cite things that a code inspector can spot, then we could enforce it. But in the areas where you would need an engineer, I don't think we should handle this.

Mr. Elrich noted that the County doesn't hire an engineer.

Mayor Porter replied, beyond a certain point, an engineer would have to handle this. In the more simple situations, our code enforcement officer could handle this. I don't think it would cost us money to do this.

Ms. Austin-Lane said, if the County is already doing this, I don't think we should take it on. We shouldn't take on a redundant issue.

Mr. Elrich pointed out that, without an agreement, the County will not do this.

Ms. Mizeur said she would hope that this is something we could look at having the County do now.

Mayor Porter said she believes that the County will not take any action on complaints of the more complex type. There, the County says you have to take it to court, but they can establish that the problem has occurred. I think we can be helpful with the more simple cases, since we already have a code enforcement officer.

Mr. Seamens said, with the older violations of more than a year, the County doesn't address it but the residents can address in court. If we take this on, can we do it as well as the County? I'm not sure we could address the older issues either.

Ms. Austin-Lane clarified, the services to secure for our residents are the ones that other County residents enjoy. If the County can give that advice, can suggest to go to court, then we should have the County do it.

Ms. Perlman said there needs to be a time limit included.

Mayor Porter offered, we would carve out cases that have a clear cause, clear impact, and can be clearly described by law.

Mr. Elrich asked Ms. Perlman, can you carve up the code to give this to the County?

Ms. Perlman responded by saying, I don't think you can. We would have to set up a meeting

with the County and discuss it. A municipality can enact a general exemption. Takoma Park has opted out of certain laws. We're generally covered by the County Code unless we have our own law.

Mr. Elrich said, then we could negotiate a rebate.

Ms. Porter commented that rent stabilization is linked to code enforcement in my mind. I would not be comfortable with giving up code enforcement.

Mr. Barry said he was interested in the scope of the potential problem here. If there were 300 complaints in Montgomery County, how many complaints could we expect here? Could the complainant pay the cost of the engineer? Could the complainant pay the court costs? Montgomery County said most complaints were resolved at the point where the complaint was issued.

Ms. Porter mentioned one block in her ward where there is a terrible problem. When I represented Ward 2 I tried to work on the issue. That level of problem can only be resolved at the neighborhood level.

Ms. Austin-Lane noted that she has seen the City government asked to weigh in on private property matters.

Mayor Porter said neither the County nor the City can deal with the complicated issues. The simpler issues I wonder if we can't do something about. It would take care of some of the problems. We can decide how limited we want to be. There is a relatively simple, low cost way to deal with the simpler issues. We shouldn't and probably can't deal with the cases that aren't clear..

Mr. Seamens asked if we have a list of specific cases?

Mr. Lott clarified, we are aware of two outstanding issues: Prince George's Ave and Jackson Avenue.

Mr. Williams added that there is a case on Fourth Avenue.

Ms. Austin-Lane added, there is a new house on Poplar, where it looks like it will affect the right of way. In private property issues, I think it is better to get the County to provide the service. It wouldn't be taxing our resources.

Mayor Porter said the County wouldn't deal with those issues.

Ms. Austin-Lane said the County staff would prepare a report. They would decide whether it is too complicated.

Mr. Finn said the County would not do it under the way the Code is written right now. They only deal with rental properties in the city.

Ms. Porter said it is preferable to get the County to do it, but I'm wary of getting the County to take over our housing code. Neither the County or City can do the complicated cases. The County won't address cases more than a year old. If the Council is not interested in doing even the simple cases, then there's nothing we can do.

Mr. Williams said I believe we should pursue this with the County. First, I want to know that the County will not provide the service.

Councilmembers Austin-Lane, Mizeur, Barry, Williams, and Elrich agreed.

Mayor Porter asked Ms. Perlman, can we write a code section that nothing in this code deals with nuisance complaints dealing with stormwater

Ms. Perlman responded that this supplements the County code but doesn't replace it.

Mayor Porter suggested, we would have to find a way that we have laws that specifically state we do not cover it. "Nothing in this nuisance law relates to stormwater."

Mr. Finn said, we can talk to Montgomery County. I think we might have to give them nuisance enforcement.

Ms. Austin-Lane suggested, try and finesse the code to make it fit. The County Code does not specifically spell out that their code deals with it. First discuss this with the County - to provide the same service as other county residents receive. Also, look at our nuisance ordinance.

Ms. Perlman stated, our nuisance ordinance is identical.

Mayor Porter offered, what if we repealed our nuisance ordinance?

Ms. Perlman said, the City has been handling this. As long as you are handling those functions, Montgomery County is not going to do it.

Ms. Porter summarized a suggested action plan. Have the conversation with Montgomery County first. Linda Perlman is to set up a meeting with Linda Bird and talk through the issue.

#### **4. Street Improvements.**

City staff Daryl Braithwaite and Al Lott were present for the discussion, along with Steve Halpren of EBA Engineering.

Mr. Elrich asked what is the long term cost of deferring the maintenance versus the cost of

interest? What would change about the cost of repairs if we deferred it over a number of years? And would the roads continue to decay therefore costing more?

Mr. Finn replied, proceeding all at once, the cost is today's cost. Also, there is an interest in providing equity among all areas of the city. I think that interest cost will equal or be better than inflationary cost. It is a policy issue. How quickly do you want to get it done? If Council decides to do the short term borrowing, the money is committed for seven years. If you set aside 500,000 every year for street repairs, you can always change your mind.

Mr. Lott advised, start with the failing streets, and go from there. We can have all the streets on the list done in two and one-half years. We have contractors standing by. I think our contractor will give us a good price.

Mr. Seamens asked, do we have the management capability to take this on?

Mr. Lott responded, yes. We'll use EBA to hire a full time inspector. That is built into the \$4 million.

Ms. Braithwaite offered the map showing where the \$4 million would be spent.

Mr. Seamens asked for a breakdown of how much money would it take to do just the failed streets?

Mr. Finn provided figures on the pieces.

Ms. Porter suggested a short term decision. If the Council is comfortable with the report, \$700,000 is available now, and we need to give direction to staff..

Mr. Elrich inquired, what happens with maintenance during the intervening period, if we did all the \$4 million in repairs.

Mr. Lott clarified, we will continue to suggest you put \$100,000 in the budget for maintenance, which would not affect the other program.

Mr. Elrich asked, what do we need to spend in years 8 through 11? Will we need \$500,000 per year?

Mr. Finn said, we will look at that and get back to you.

Mr. Elrich asked, could we accumulate that money in a capital reserve?

Mr. Williams expressed appreciation for the report. How much have we been spending on sidewalks? What percentage of sidewalks? How do you characterize the street base condition. To what extent can we improve this database to indicate how quickly the streets will deteriorate?

The 200 block of Lincoln is fair, other blocks of Lincoln are good. Why have some deteriorated faster? In the Pinecrest area, some streets are still rated at 100, and others at 75 or lower. We need to keep track of when streets were redone.

Ms. Porter commented on the policy to deal with orphan streets or orphan blocks.

Ms. Braithwaite referred to that handout she provided. We took Mr. Halpren's information and split it out by ward. On the last page the grand total number is in error. Each of the subtotals are accurate. The single page shows, what we'd get through with the \$700,000 and \$500,000.

Ms. Austin-Lane inquired, are we now re-ranking by condition instead of by condition and use? This is a departure from the past procedure.

Mr. Finn said, we need to make sure Council is comfortable with spending \$700,000 by June. I would like direction that we can begin to use the \$700,000 on streets.

The Council expressed consensus to use the \$700,000 on the streets noted in the charts, beginning with the failing/bad streets. Mr. Finn is to report his recommendations on financing for street improvements and a public hearing is to be scheduled.

Ms. Porter observed, under worst streets listed there are two alleyways. Our policy is not to upgrade them to street standards

Ms. Porter requested that staff be sure that the part of Ethan Allen Avenue that we maintain is included.

Mr. Finn noted that the service roads on New Hampshire Avenue are state road right-of-way and Council will need to decide whether to spend the money on these.

Ms. Austin-Lane asked when will Council review the issue again. She said she wants to hear about the condition and use issue, and other options for financing this. She would like a public hearing, Council discussion, then another public hearing.

Mr. Finn asked for direction from the Council. What other options would you like? We have not pursued long term bonding. We can get numbers for a variety of financing options.

Mr. Seamens asserted that he is not advocating for second public hearing unless we need to hold one. It was on the issue of borrowing money that there was controversy before.

Mr. Elrich noted the advantage to spending quickly to get the streets repaired.

Mr. Seamens offered to give additional information/questions to the City Manager.

**ADJOURNMENT**

The Council adjourned for the evening at 11:19 p.m.